



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION

MINUTES

OCTOBER 2, 2019

1:30 P.M.
David Gebhard Public Meeting Room
630 Garden Street
SantaBarbaraCA.gov

COMMISSION MEMBERS:

Anthony Grumbine, *Chair*
Steve Hausz, *Vice Chair*
Michael Drury
Wendy Edmunds
Ed Lenvik
Bill Mahan
Wayne Nemec
Robert Ooley
Julio J. Veyna

ADVISORY MEMBER: Dr. Michael Glassow

CITY COUNCIL LIAISON: Jason Dominguez

PLANNING COMMISSION LIAISON: Sheila Lodge

STAFF:

Tava Ostrenger, Assistant City Attorney
Irma Unzueta, Design Review Supervisor
Nicole Hernandez, Urban Historian
Pilar Plummer, Planning Technician
Heidi Reidel, Commission Secretary

CALL TO ORDER

The Full Commission meeting was called to order at 1:31 p.m. by Chair Grumbine.

ATTENDANCE

Commissioners present: Grumbine, Hausz (until 2:31 p.m.), Drury, Edmunds (absent 1:48-2:31 p.m.), Lenvik, Mahan, Nemec, Ooley, and Veyna

Commissioners absent: None

Staff present: Ostrenger (until 3:09 p.m.), Hernandez (until 2:31 p.m.), Plummer, and Reidel

GENERAL BUSINESS

A. Public Comment:

The following individual spoke:

1. Rick Closson

B. Approval of Minutes:

Motion: Approve the minutes of the Historic Landmarks Commission meeting of **September 18, 2019**, as amended.

Action: Ooley/Drury, 8/0/1. (Hausz abstained.) Motion carried.

C. Approval of the Consent Calendar:

Motion: Ratify the Consent Calendar of **October 2, 2019**, as reviewed by Commissioner Mahan.

Action: Ooley/Drury, 9/0/0. Motion carried.

D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals:

1. Ms. Plummer announced the following:

- a. Commissioners should notify staff in advance of any holiday vacations that may coincide with meetings.
- b. As of October 1, 2019, there is a new submittal requirement that all planning project applicants must submit an electronic copy of the project plans. These plans will be available for public viewing at the same time the agenda is available online.

2. Ms. Ostrenger announced that she will leave by 3:00 p.m.

3. Ms. Hernandez announced that the two buildings the Historic Landmarks Commission recommended to be designated as City Landmarks, 1126 Santa Barbara Street and 30 West Arrellaga Street, will appear before City Council on Tuesday, October 8, 2019. Commissioner Drury volunteered to attend the meeting.

4. Commissioner Hausz announced that he would step down on Item 2, 135 East Ortega Street, as he has a professional relationship with the architectural firm working on the project.

5. Commissioner Veyna requested that staff return to the Commission with the status of approval for the color of the Santa Barbara FisHouse. He also asked that staff research La Playa Azul Café's proposal to repair a staircase and expressed concern that it will involve the removal of a one-hundred-year-old jacaranda tree.

E. Subcommittee Reports:

Commissioner Mahan reported on the Awards Committee.

F. The American Institute of Architects Santa Barbara announced their 11th annual ArchitecTours event, October 5, 2019.

(1:55PM) NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL**1. 502 LOS OLIVOS ST**

Assessor's Parcel Number: 025-273-002
Zone: P-R
Application Number: PLN2019-00476
Owner: City of Santa Barbara
Applicant: Nathan Slack

(Mission Historical Park is a designated City Landmark. Proposal to plant five new olive trees at the historic World War I Memorial Olive Grove. Olive trees currently succumbing to verticillium wilt and in decline or severe decline are proposed to be replaced in the future upon the death of the tree. Project includes replacement of an existing park interpretive sign using HLC approved Park Sign Guidelines, removal of one sign in poor condition, and relocation of an existing boulder with existing plaque closer to the existing pathway. The 1919 plaque commemorates planting of the existing olive trees by the Garden Club of Santa Barbara and Montecito.)

Project Design Approval and Final Approval are requested. Landmark Findings are required.

RECUSAL: To avoid any actual or perceived conflict of interest, Commissioner Edmunds recused herself from hearing this item.

Actual time: 1:48 p.m.

Present: Jill Zachary, Parks and Recreation Director, City of Santa Barbara; Nathan Slack, Street Tree Supervisor, City of Santa Barbara; and Justin Van Mullem, Architect, On Design Architects

Staff comments: Ms. Hernandez stated that she provided the 1993 Landscape Plan for the Commission's reference, as well as the resolution for the park's Historic Landmark designation.

Public comment opened at 1:57 p.m.

The following individual spoke:

1. Paulina Conn

Written correspondence from Francesca Galt and Paulina Conn was acknowledged.

Public comment closed at 2:01 p.m.

Motion: Project Design Approval and Final Approval with the following finding and conditions:

1. The Parks and Recreation Department should pursue rehabilitation of any of the existing olive trees if possible.
2. Consider moving tree 3 out of the low area, especially if it is located within the original footprint of the pottery.
3. As required for Landmarks in section 22.22.080 of the Municipal Code, the exterior alterations are being made primarily for the purpose of restoring the Landmark to its original appearance or to substantially aid in the preservation or enhancement of the Landmark.

Action: Mahan/Ooley, 7/1/0. (Lenvik opposed. Edmunds absent.) Motion carried.

Individual Comment: Commissioner Lenvik opposed because he does not believe the trees are representative of the historic memorial.

The ten-day appeal period was announced.

(2:20PM) PROJECT DESIGN APPROVAL**2. 135 E ORTEGA ST**

Assessor's Parcel Number: 031-081-021
Zone: C-G
Application Number: PLN2019-00114
Owner: Refugio Properties, LLC
Applicant: Gowdy Mission, LMA Architects

(This site is located in El Pueblo Viejo Landmark District and adjacent to a designated City Landmark: "Historic" Adobe and Covarrubias Adobe, and a building on the City's List of Potential Historic Resources: Gameton House. The project site is currently developed with commercial office space and a manufacturing/storage building. Proposal to construct a 1,117 square foot ground level office addition at the rear dock under an existing roof canopy, and permit an existing 233 square foot rear utility enclosure. Site improvements include reconfiguration of the existing parking lot paving, including new Americans with Disabilities Act (ADA) path of travel walkways, and associated parking lot landscaping. Consideration of a Waiver for Screening is requested to allow the waste and recycling receptacle storage to be partially screened. Development Plan Approval findings are required for the construction of new nonresidential floor area.)

Project Design Approval is requested. Project requires consistency with the Project Compatibility Analysis, Development Plan Approval findings for the construction of new nonresidential floor area, and a waiver for screening to allow the waste and recycling storage to be partially screened. This project requires an environmental finding for a CEQA Guidelines Section 15183 Exemption (Projects Consistent with the General Plan). Project was last reviewed on April 17, 2019.

RECUSAL: To avoid any actual or perceived conflict of interest, Commissioner Hausz recused himself from hearing this item as he has a professional relationship with the architectural firm working on the project.

Actual time: 2:31 p.m.

Present: Gowdy Mission, Applicant, LMA Architects; Robert Adams, Landscape Architect; and Chuck Gondolfo, Owner

Staff comments: Ms. Plummer stated that if the Commission grants Project Design Approval, they will need to state why the project meets the Project Compatibility Criteria and make Development Plan Approval findings for the non-residential additions. The project also requires a waiver for screening a trash enclosure and an exemption from further environmental review under CEQA Guidelines Section 15183.

Public comment opened at 2:57 p.m., and as no one wished to speak, it closed.

Motion: Continue four weeks with comments:

1. The project is headed in the right direction and is ready for Project Design Approval after some alterations.
2. Show a footprint of all the adjacent buildings outside of the property line on the drawings.
3. Show how the northeast corner addition on the A61 elevation will be altered to relate to the existing Spanish colonial revival architecture, including the mechanical equipment screen.
4. Study revisions to the gates and trellises for the landscaping to make them more traditional and appropriate to El Pueblo Viejo and its guidelines.
5. Restudy the trees in the west parking lot for more canopy.
6. Correct the sidewalk landscaping where the driveway meets Ortega Street.
7. Provide a perspective sketch of the northeast corner of the building.
8. The as-built wall should be considered as new and be appropriate to the architecture on the corner; and the applicant should consider how the wall should terminate in a manner appropriate to El Pueblo Viejo.

Action: Mahan/Edmunds, 7/0/1. (Veyna abstained. Hausz absent.) Motion carried.

*** MEETING ADJOURNED AT 3:31 P.M. ***